

Harvest Ridge Townhomes Association, Inc.

Board of Directors Meeting Minutes

May 22nd, 2025

The meeting was held at Fire Station 14 and was called to order at 5:00 PM.

Present were as follows:

Maurice Marks	President
Vicky Penney-Rohner	Secretary
Gary Thompson	Treasurer
Mike Carton	Director at Large
Derek Patterson	Property Manager
Excused Absences: Glenn Ferguson	Director at Large
Beatrice Behrens	Vice President

A meeting packet was issued to the Board by email before the meeting.

Owner's Forum:

A request was submitted asking if the HOA could help form a volunteer group to conduct different landscaping and community improvements. The request was approved.

A request was made to move the meeting time to 6 PM vs. 5 PM; this will depend on whether a meeting room can be sourced for that new time.

Meeting Minutes:

The February 27th Amended Budget Meeting minutes were approved as submitted. The February 27th and March 26th Board Meeting minutes were approved as submitted.

Financial Report:

Mr. Patterson reviewed the April 30th finances. Total Cash is \$29,598.58 and Reserves are \$240,944.93. The Cash Disbursement report was reviewed.

Mr. Patterson reviewed the current AGED Receivables report (3 Homes in Collections).

Old Business:

Mr. Marks and Mr. Patterson reviewed the three (3) revised bids for a new lawn contractor for this year. After a discussion and input from the members, a motion was made to approve the bid from Robertsons, which carried 4-0 in favor.

A draft of the new Resolution (Procedure for Reasonable Accommodation and Modification Requests), which was six pages, was reviewed. This was tabled for further review.

New Business:

The owners of 2683 AH submitted a request to replace a portion of their driveway due to cracks. Photographs were reviewed. A motion was made to deny the request, which carried 4-0 in favor. The driveway will be placed on the Project List for future consideration.

Mr. Marks and Mr. Patterson reviewed information submitted to the Farmers insurance agent, who could not attend this meeting. Options for increasing deductibles and combining other policies with Farmers to help reduce the overall costs were noted. It was agreed to invite the agent to the July meeting.

It was stated the Board would go into **Executive Session** to discuss a legal collection matter and owner and Board member conduct at previous meetings.

The Board reconvened.

A motion was made to approve sending a home to the law firm to continue the collection process. The motion carried 4-0 in favor.

It was noted that any owner or Board member not conducting themselves appropriately will be asked to leave a meeting; otherwise, the meeting will be adjourned.

There was further discussion on a resident harassing the Board and management, taking photos of Board members' homes, standing outside Board member homes staring in windows, and providing incorrect information to the members via flyers and notices being left on owners doors and the bulletin board, and creating a general nuisance in the community. Efforts have been made multiple times to address this owner's questions and concerns. A motion was made to contact the law firm to determine what actions could be taken to stop this owner's continued inappropriate behavior. The motion carried 4-0 in favor.

Mr. Marks submitted a letter of resignation effective today. His resignation was accepted with many thanks for his service to the community. It was agreed to leave the number of Board members at five, which will leave one term expiring at this year's Annual Meeting.

The next meeting will be July 24th.

There being no further business, the meeting was adjourned at 6:18 PM.



Derek Patterson
Property Manager